

APP/14/00053 & APP/14/00054

ROYAL OAK P.H. 19 LANGSTONE HIGH STREET LANGSTONE PO9 1RY

Replacement kitchen extract system on flat roof to rear and parallel Listed Building Consent application for same work.

PLANNING POLICY FRAMEWORK*

NPPF paragraphs 7,-8, 14, 17-19, 56-58, 60-61, 64-66, 70, 109, 115, 120, 123, 128-129, 131-134, 187, 196-197; **NPPG** – ID 18a; **HBLP** – CS5, CS11, CS12, CS16, DM9-DM10, DM20: **PHBAP** - AL1; **CHMP** - L1, L4, HE1, BD1, BD3, BD5, EG1, EG3 & **Appendix 3**; – B3: **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This site is within the Chichester Harbor AONB/Emsworth Conservation Area/Emsworth Design Statement boundary within the DM9 Coastal zone. The property is Grade II Listed. EH List description reads:-

"Public House. Early C19. Painted brick, with a tile roof. 2 storeys and attic, 3.3 windows (some blank upper windows). Casements: 2 ground floor sashes. Modern doorways. Included for group value".

Further to the Conservancy's holding objection dated 21.3.2014, the plans have now been revised, such that the Council's Conservation Officer is satisfied that the visual impact to the integrity and appearance of the Listed Building has been mitigated to an acceptable degree.

There is no wider impact in the landscape and the Conservancy is also mindful of needing to help this business thrive, whilst caring for the amenities of neighbours within the AONB.

As such, the Conservancy withdraws its holding objection to applications APP/14/00053 & APP/14/00054.

DATE CONSIDERED

5/6/14



CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

No objections are raised, subject to the amended scheme being implemented within a set timescale, not exceeding 6 months.

Steve Lawrence

Planning Officer

*Abbreviations used –

- **NPPF** – National Planning Policy Framework (2012)
- **NPPG** – National Planning Policy Guidance (2014)
- **HBCS** - Adopted Havant Borough Core Strategy (2011)
- **PHBAP** - Publication version Draft Allocations Plan (2013)
- **CHMP** – Chichester Harbour Management Plan 2014-2019 & **Appendix 3** (as amended) – Planning Guidelines
- **SPG/D**:- Supplementary Planning Guidance/Documents
 - **Langstone Conservation Area Character Appraisal and Management Plan** (2011)
 - Borough Design Guide (2011)